



To whom it may concern

Warrington Preferred Development Option

I object to the 'Preferred Development Option', and in particular the 'Garden City Suburb' and as put forward by Warrington Borough Council.

My reasons are many however key points are summarised below.

'Need' for housing. I disagree with the statement that there is a need for housing to the extent proposed. Can you explain why there is a need of anywhere near the level you suggest, given that Warrington is the 4th least 'in-demand' town in the country? Added to this, the result of the Brexit vote is a lessening demand for housing nationwide with an increase in overseas people leaving the UK. Can you explain how you have arrived at the preferred plan both in terms of quality and location? There is a disproportionate load on South Warrington which would see its unique greenbelt obliterated. An alternative needs to be found with the emphasis placed upon creating new homes where the infrastructure is greatest, transport links are most accessible and facilities most convenient.

There will be a massive reduction in green belt land as a result of the proposals, for which there is no sound and solid basis. More should be made of more central sites. This would enable a greater density to be established in areas where there are more local amenities and a transport infrastructure that simply does not exist in outlying areas. The relative density and location proposed does not make sense and indeed means that an increased amount of green belt will need to be destroyed - unnecessarily. Any building should consider all available brown belt before green belt areas are touched. Can the Council explain in what way the current proposals have come about through 'exceptional circumstances'?

Desire for 'City status'. Where has this desire arisen and for what reason? I do not believe it is shared by a majority of the town's residents and is in fact an ill-conceived pipe-dream. This flawed desire is driving the 'need' for any supposed housing requirement which has then been poorly thought through.

Garden City Suburb. This plan is outrageous. It will completely destroy the make up and unique character of South Warrington villages which will instead become an urban sprawl and the effect on, for example, Stockton Heath as well as other areas, will be enormously detrimental to the immediate locality and the town as a whole. The council should be absolutely ashamed for considering such a plan.

Traffic. Traffic in and around the south of Warrington is already at breaking point. Even with additional road infrastructure the additional traffic congestion the additional burden of thousands of cars on our roads every day is unimaginable. Irrespective of whether traffic flow is good or bad, the additional volume will significantly and negatively impact air quality and damage the health of existing and future residents. Traffic is already regularly at a standstill at various locations and this problem can only worsen with the proposed developments. There is no local transport to speak of in this area and there will not be in the future either. Installing cycle paths and expecting people to cycle everywhere is laughable. The plans will ruin the unique aspect of our South Warrington countryside which is a credit to the town and all its residents.

Finally, there would be a massive impact on wildlife in the area. Again this is unnecessary considering alternative options that should be considered in place of the current options proposed.

I object to the proposals.

Regards

